098.0	0005	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,528,100	/	1,528,100
USE VALUE:	1,528,100	/	1,528,100
ASSESSED:	1,528,100	/	1,528,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRIVITERA PHILIP J
Owner 2:	
Owner 3:	
Street 1:	59 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERRAULT MICHAEL J--ETAL -
Owner 2:	PERRAULT ANNE F -
Street 1:	59 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,051 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Brick Exterior and 3540 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13051.000	946,700	13,300	568,100	1,528,100
Total Card	0.300	946,700	13,300	568,100	1,528,100
Total Parcel	0.300	946,700	13,300	568,100	1,528,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.70 | /Parcel: 431.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63905
GIS Ref	
GIS Ref	
Insp Date	11/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0004.A

!7966!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	946,600	13300	13,051.	568,100	1,528,000	1,528,000	Year End Roll	12/18/2019
2019	101	FV	762,400	8400	13,051.	568,100	1,338,900	1,338,900	Year End Roll	1/3/2019
2018	101	FV	762,400	8400	13,051.	486,900	1,257,700	1,257,700	Year End Roll	12/20/2017
2017	101	FV	762,400	8400	13,051.	454,500	1,225,300	1,225,300	Year End Roll	1/3/2017
2016	101	FV	762,400	8400	13,051.	389,500	1,160,300	1,160,300	Year End	1/4/2016
2015	101	FV	670,000	8400	13,051.	349,000	1,027,400	1,027,400	Year End Roll	12/11/2014
2014	101	FV	670,000	8400	13,051.	323,000	1,001,400	1,001,400	Year End Roll	12/16/2013
2013	101	FV	670,000	8400	13,051.	308,000	986,400	986,400		12/13/2012

PRINT	
Date	Time
12/10/20	22:33:43

LAST REV	
Date	Time
06/19/19	11:48:56
apro	

USER DEFINED

Prior Id # 1:	63905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7966

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRAULT MICHAE	42882-98		4/30/2004		875,000	No	No		
CAIN ARTHUR & R	22240-504		7/27/1992		380,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2014	162	Manual	2,500			G9	GR FY09	construct retainin
10/27/2004	857	Inter-De				G6	GR FY06	
10/13/2004	1070	Redo Bat				G6	GR FY06	RE-MODEL 2 BATHS L
4/23/2001	235	Alterati	4,350	C				REPAIR STAIRS AND
9/14/1993	453	Manual	5,000					REROOF/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	External Ins	PC	PHIL C
6/18/2009	Measured	189	PATRIOT
3/22/2005	Fieldrev-Chg	BR	B Rossignol
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13051		Sq. Ft.	Site		0	70.	0.62	4									568,067						568,100	

Total AC/HA:	0.29961	Total SF/SM:	13051	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	568,067	Spl Credit		Total:	568,100

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97527874
Const Adj.:	1.04019594
Adj $ / SQ:	126.810
Other Features:	172241
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	992350
Depreciation:	45648
Depreciated Total:	946701

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	3	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

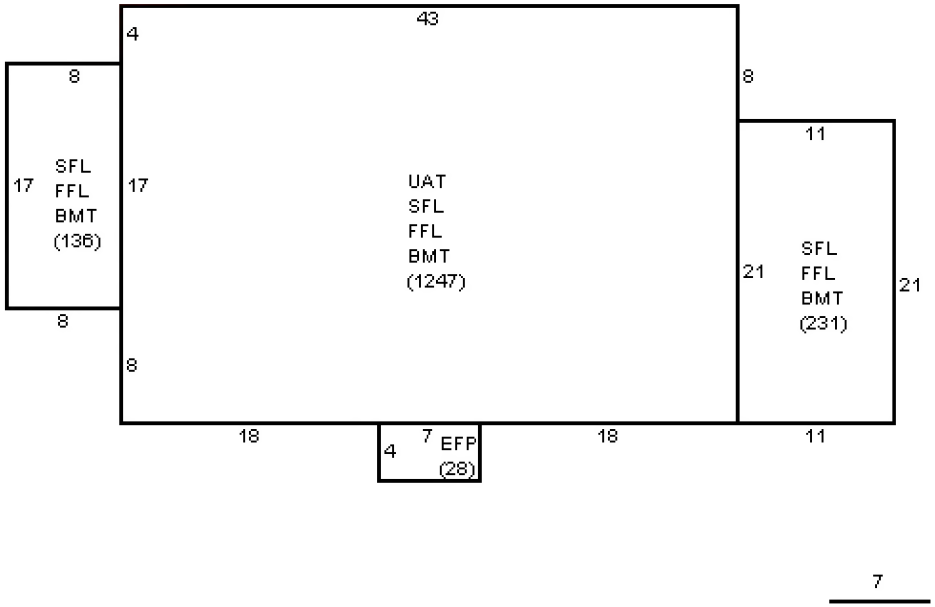
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.14
Special Features:	0	Val/Su Net:	182.69
Final Total:	946700	Val/Su SzAd	293.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,614	38.040	61,401
FFL	First Floor	1,614	126.810	204,672
SFL	Second Floor	1,614	126.810	204,672
UAT	Upper Attic	312	110.960	34,591
EFP	Enclos Porch	28	75.520	2,115

Net Sketched Area:	5,182			Total:	507,451
Size Ad	3228	Gross Are	6117	FinArea	3540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB			
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	19X22	G	GD	1934	28.85	T	30	101			8,400			8,400
19	Patio	D	Y	1	21X43	A	AV	2018	2.67	T	5	101			2,300			2,300
19	Patio	D	Y	1	24X43	A	AV	2018	2.61	T	5	101			2,600			2,600

More:	N	Total Yard Items:	13,300	Total Special Featues:		Total:	13,300